

Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number

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FOR COURT USE ONLY

**UNITED STATES BANKRUPTCY COURT
 CENTRAL DISTRICT OF CALIFORNIA**

In re: EILEEN KEILMAN,

CASE NO.:

1:09-bk-26478-MT

Debtor(s).

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: May 19, 2010

Time: 10:00 a.m.

Location: 21041 Burbank Blvd., Ctrm 302, Woodland Hills, California 91367-6606

Type of Sale: ☒ Public ☐ Private

Last date to file objections:

May 5, 2010

Description of Property to be Sold: A certain parcel of residential real property located at
18752 Plummer Street, Northridge, California 91324 ("Subject Property").

Terms and Conditions of Sale: The sale will be on an "as is" and "where is" basis without
any representations and/or warranties whatsoever subject to Bankruptcy Court
approval and overbid.

Proposed Sale Price: \$330,000 cash subject to overbidOverbid Procedure (If Any): See Attachment.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Contact Person for Potential Bidders (include name, address, telephone, fax and/or e-mail address):

Bill FriedmanColdwell Banker5450 Lincoln Blvd.Playa Vista, CA 90094Tel (310) 305-4207Date: April 29, 2010

ATTACHMENT

In order for any party to participate in an overbid procedure regarding the acquisition of the Subject Property, the Trustee requests that the parties comply with the following provisions:

a. Each party (including REO Investment Advisors II and/or assignee (collectively, "Buyer")) must be present either physically or telephonically at the hearing on the Motion or represented by an individual or individuals with the authority to participate in the overbid process;

b. Each party participating in the overbid process (including the Buyer) must remit at or prior to the hearing on the Motion a deposit in the form of a cashier's check or money order made payable to the Trustee in the amount of ten thousand fifty dollars (\$10,050.00). The \$10,050.00 deposit shall not be refundable if such party is the successful bidder and is thereafter unable to complete the purchase of the Subject Property;

c. The bidding for the Subject Property shall begin at \$335,000.00 with overbids being made in minimal increments of \$1,000.00;

d. Any party participating in the overbid process shall not be precluded from continuing to make bids after initially passing his/her/its turn or turns to overbid;

e. Real estate brokers may participate in the overbid process as potential buyers of the Subject Property. Moreover, in the event that the successful bidder is a real estate broker, he/she/it shall not be precluded from sharing in the brokers' commissions for the Subject Property; and

f. The successful bidder (including the Buyer) must pay the full amount of the successful bid to the Trustee within fifteen (15) calendar days after the entry of an order granting the Motion. In the event that the Buyer is not the successful bidder of the Subject Property, the successful bidder shall then become the Buyer under the same terms and conditions as set forth in the Documents and shall waive all contingencies regarding the purchase of the Subject Property. Furthermore, if the successful bidder cannot deliver the balance of the sale price within the above-referenced period, the Trustee shall be authorized to accept the offer made by the next highest bidder and the

successful bidder's deposit shall be non-refundable.

In re EILEEN KEILMAN,	CHAPTER: 7
Debtor(s).	CASE NO.: 1:09-bk-26478-MT

NOTE: When using this form to indicate service of a proposed order, **DO NOT** list any person or entity in Category I. Proposed orders do not generate an NEF because only orders that have been entered are placed on a CM/ECF docket.

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
221 N. Figueroa Street, Suite 1200, Los Angeles, California 90012-2601.

A true and correct copy of the foregoing document described as NOTICE OF SALE OF ESTATE PROPERTY will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d), and (b) in the manner indicated below:

I. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING ("NEF") - Pursuant to controlling General Order(s) and Local Bankruptcy Rule(s) ("LBR"), the foregoing document will be served by the court via NEF and hyperlink to the document. On _____ I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following person(s) are on the Electronic Mail Notice List to receive NEF transmission at the email addressed indicated below:

☒ Service information continued on attached page

II. SERVED BY U.S. MAIL OR OVERNIGHT MAIL (indicate method for each person or entity served):

On April 29, 2010 I served the following person(s) and/or entity(ies) at the last known address(es) in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States Mail, first class, postage prepaid, and/or with an overnight mail service addressed as follow. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

U.S. Bankruptcy Court
Central District of CA
21041 Burbank Blvd., Suite 325
Woodland Hills, CA 91367-6606

☐ Service information continued on attached page

III. SERVED BY PERSONAL DELIVERY, FACSIMILE TRANSMISSION OR EMAIL (indicate method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on _____ I served the following person(s) and/or entity(ies) by personal delivery, or (for those who consented in writing to such service method) by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

April 29, 2010 MARION DIAMOND M. Diamond
Date Type Name Signature

Notice of Sale of Estate Property

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ADDITIONAL SERVICE INFORMATION (if needed):